



## District of Columbia Housing Authority

1133 North Capitol Street, NE Washington, DC 20002-7599  
(202) 535-1000

**Tyrone Garrett, Executive Director**

### RENTAL ASSISTANCE DEMONSTRATION PROGRAM (RAD) RESIDENT INFORMATION NOTICE (RIN)

August 21, 2020

Dear Resident:

You are invited to an upcoming virtual meeting to talk about the District of Columbia Housing Authority's (DCHA) plans to convert Montana Terrace, Elvans Road, Lincoln Road, The Villager, and Ontario Road, collectively called the MELVO Project, from public housing to project-based Section 8 rental assistance/Section 18 blend under the Rental Assistance Demonstration (RAD) program. This conversion is accompanied by significant investments in the properties including improvements to existing apartments and common areas throughout the properties. A description of the current plans for the properties is attached as "Attachment #1."

In light of the current COVID-19 concerns for resident health and safety, meetings will be held virtually. DCHA will work to make these virtual meetings accessible to residents.

**Residents may join with video system/application using WebEx link to be provided via email or by using the dial-in numbers listed below.**

<u>Property</u>	<u>Meeting Dates/Times</u>	<u>Dial-in Number/Web-Ex Link for 1<sup>st</sup> Resident Meetings</u>
Montana Terrace	Tuesday, September 8, 2020 at 3:00 PM Tuesday, September 22, 2020 at 3:00 PM	1-415-655-0001 US Toll Access code: 160 987 7024
Elvans Road	Monday, September 14, 2020 at 3:00 PM	1-415-655-0001 US Toll Access code: 160 104 5721

	Tuesday, September 29, 2020 at 3:00 PM	
Lincoln Road	Thursday, September 10, 2020 at 2:00PM Thursday, September 24, 2020 at 6:00PM	1-415-655-0001 US Toll Access code: 160 758 6101
The Villager	Wednesday, September 9, 2020 at 6:00PM Wednesday, September 23, 2020 at 2:00PM	1-415-655-0001 US Toll Access code: 160 392 0574
Ontario Road	Thursday, September 10, 2020 at 6:00PM Thursday, September 24, 2020 at 2:00PM	1-415-655-0001 US Toll Access code: 160 973 0388

**Note: Dial –in Numbers and WebEx links are for the first meeting at each property. Additional WebEx information will be provided prior to the 2<sup>nd</sup> meeting date.**

**Meeting questions and comments can be sent to: [TransformationPlan@dchousing.org](mailto:TransformationPlan@dchousing.org) or left via voicemail at 202-996-8526.**

RAD is a voluntary program run by the U.S. Department of Housing and Urban Development (HUD). Under RAD, HUD will change the way it provides rental assistance to the property from Section 9 public housing to a long-term, project-based Section 8 assistance contract. The project-based Section 8 program would make it easier for us to access money to repair and improve the property, either now or in the future.

**This letter describes your rights under RAD and explains how a RAD conversion might affect you.**

**It is important for you to know that when we convert the properties through RAD you will still get rental assistance.**

**Your Right to Information**

The upcoming meetings follow previous resident meetings held in 2015 and 2018 on the project. At the upcoming meetings, we will describe the RAD program and our current plans for the properties. These upcoming meetings are required prior to holding the RAD

Concept Call with HUD. We will have at least one additional meeting prior to submitting the RAD Financing Plan to HUD and will provide additional notice before Closing. You have the right to hear about major changes in the plans for the project, and we will invite you to additional virtual or in-person meetings if key features of the plans change. You also have a right to organize and to form a resident organization to serve as your voice and to help you become well informed about the RAD plans.

### **Your Right to Rental Assistance**

Participation in RAD does not affect your rental assistance eligibility. This means that your rental subsidy will not go away under this RAD conversion. Additionally, you are not subject to new eligibility screening. If we satisfy all HUD requirements and the property is placed under a project-based Section 8 Housing Assistance Payment (HAP) contract, you have a right to ongoing rental assistance as long as you comply with the requirements of your lease. In most cases, your rent will not change with the conversion from public housing to project-based Section 8. In the event that your rent calculation would change (most commonly, when you are paying a “flat rent” or “ceiling rent”), the increase would be phased in over time.

### **Your Right to Return**

You have a right to return to an assisted unit once the construction work is done. However, we may need to move you during construction and your post-construction home may be a different unit than your current home.

You get to return to a RAD project-based Section 8 unit unless **you choose** to move somewhere else. If you believe the plans prevent you from exercising your right to return, you have the right to object to the plans. RAD program rules require us to make sure that anyone who wants to return can do so.

### **Your Right to Relocation Assistance**

In some situations, we may need to relocate you from your unit temporarily in order to complete repairs or do construction. Since the planning process for the RAD conversion is ongoing, we don't yet know whether you will need to move.

If temporary relocation is required, you are entitled to certain relocation protections under the RAD rules, including, in all cases, advance written notice and detailed information about the move. The other specific relocation protections depend upon the situation, but may include advisory services, moving assistance, payments and other assistance. If required, temporary relocations are not expected to exceed two (2) months.

In some cases, you may have additional rights under other Federal laws, such as the Federal Uniform Relocation Assistance and Real Property Acquisition Policies Act, often referred to as the “Uniform Relocation Act.” If the Uniform Relocation Act applies, we must give you a “General Information Notice” which is also referred to as a “GIN.” This General Information Notice, or GIN, if applicable, will be distributed to you and your fellow neighbors in the future. The GIN describes rights you have, but may also describe situations that don’t apply to you.

### **Don’t Put Your Rights at Risk!**

You are always welcome to move based on your household’s needs and personal goals. However, if the RAD effort will require relocation and you choose to move from the property on your own without waiting for instructions from us, you may lose your eligibility for relocation payments and assistance. **If you want to preserve your relocation rights, please wait until you receive a notice of relocation from DCHA along with your moving instructions.**

The RAD conversion, and any relocation associated with it, must be implemented consistent with fair housing and civil rights requirements.

DCHA is committed to providing equal access to this event for all residents with disabilities. If you need a reasonable accommodation or sign language interpreter service, please contact ADA/504/Language Department at **202-535-2737** or [ADA504@dchousing.org](mailto:ADA504@dchousing.org) with your complete request. Please allow at least 3 business days to make the necessary arrangements. If you need a foreign language translator, please contact ADA/504/Language Department at **202-535-2737** or [ADA504@dchousing.org](mailto:ADA504@dchousing.org) . Please allow at least 5 business days to make the necessary arrangements.

If you need to appeal a decision made by us, or if you think your rights aren’t being protected, you may contact the DC Field Office of the Department of Housing and Urban Development (HUD) at District of Columbia Field Office:

820 First Street NE, Suite 300  
Washington, D.C. 20002-4205

Phone: (202) 275-9200  
Email: [DC\\_Webmanager@hud.gov](mailto:DC_Webmanager@hud.gov) (Customer Service)  
Fax: (202) 275-6385  
TTY: (202) 275-6388

The current plans for the RAD conversion may change as the project advances. We are holding resident meetings to share our current ideas and will keep you informed about major changes to these ideas as we develop our plans. You should also share with us any information you have on repairs that need to be made, since you know the property best. We will share that information with the teams who are helping us figure out what work needs to be done at the property.

We hope this letter has given you an overview about your rights. We are also including with this letter a list of frequently asked questions and answers (“Attachment 2”) to help you better understand the RAD program. We encourage you to attend the virtual resident meetings to learn more about how the RAD conversion could impact you.

Sincerely,



Alexander Morris  
Chief of Planning, Design and Construction,  
Office of Capital Programs

Attachments: Attachment #1 - Current Plans for the Properties  
Attachment #2 - Frequently Asked Questions and Answers  
Meeting Flyer  
Choice Mobility Fact Sheet

## Attachment #1 Current Plans for the Property

As part of the RAD conversion of Montana Terrace, Elvans Road, Lincoln Road, The Villager, and Ontario Road, collectively called the MELVO Project, DCHA plans to make significant improvements to the buildings and surrounding property to bring the properties into a state of good repair.

Note: The anticipated scope of improvements for each property reflects an independent professional's analysis of what needs to be repaired at each property. As DCHA advances this project, plans are subject to change to incorporate the following: your opinions; the cost to maintain the property for the long-term; and the financing we may be able to obtain.

### **Anticipated Scope of Improvements**

Below is a description of planned improvements at each property.

#### Montana Terrace

Interior improvements:

- Wall repair
- Painting
- New LED lighting
- New flooring
- New HVAC systems
- New hot water heaters
- Cleaning of air ducts

Exterior improvements:

- Improved landscaping
- Additional site lighting
- Façade cleaning
- New roofs
- New windows

## Elvans Road

### Interior improvements:

- Wall repair
- Painting
- New LED lighting
- New flooring
- New HVAC systems
- New hot water heaters
- Cleaning of air ducts

### Exterior improvements:

- Improved landscaping
- Additional site lighting
- Façade cleaning
- New roofs
- New windows

## Lincoln Road

### Interior improvements:

- Wall repair
- Painting
- New HVAC systems
- In-unit Washer/Dryer installation
- Electrical box replacement

### Exterior improvements:

- Improved landscaping
- Additional site lighting
- New windows
- New canopy

## The Villager

### Interior improvements:

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- Wall repair
- Painting
- New A/C units
- New radiator controls
- Electrical box replacement

Exterior improvements:

- Additional site lighting
- New windows
- New mailboxes
- New roof
- Solar panel installation
- New canopy
- Improved landscaping

### Ontario

Interior improvements:

- Wall repair
- Painting
- Cleaning of air ducts

Exterior improvements:

- Additional site lighting
- New windows
- New canopy

## **General Description of Conversion Transaction**

As provided in the HUD RAD guidance in PIH Notice 2019- 23 and PIH Notice 2019-09, DCHA may also use the RAD/Section 18 blend as part of the RAD conversion and financing in order to accomplish the renovations. Under the HUD RAD Section 18 blend, 25 percent of the units would be converted under a Section 18 disposition as a part of the RAD transaction. The HUD RAD/Section 18 blend



disposition is a HUD-approved tool that generates additional sources of revenue for projects that support the planned renovations at the properties. Per HUD RAD requirements, the inclusion of a Section 18 disposition does not diminish residents' rights described in the Resident Information Notice (RIN) and will not affect residents differently compared to a conventional RAD conversion without a Section 18 disposition. DCHA anticipates pursuing RAD/Section 18 blend along with tax credits to advance the MELVO project. DCHA will continue to update the residents as the conversion progresses.

## **Attachment #2 Frequently Asked Questions about RAD Conversions**

### **Will a RAD conversion affect my housing assistance?**

You will not lose your housing assistance and you will not be subject to eligibility re-screening as a result of the RAD conversion. You can remain in your unit regardless of your current income. However, your Public Housing Authority (PHA), the District of Columbia Housing Authority (DCHA), will continue to follow its annual and interim re-examination processes, including re-examination of your income to adjust your rent. These requirements will be in your lease.

In a RAD conversion, your housing assistance will change from being Section 9 public housing assistance to being project-based Section 8 housing assistance under either the Project Based Voucher (PBV) program or the Project Based Rental Assistance (PBRA) program. The PHA chooses whether to convert the unit to PBV or PBRA.

### **Will a RAD conversion affect my rent?**

Most residents will not have a rent increase as a result of a RAD conversion. If your rent is based-upon 30% of your adjusted income, your rent will not increase as a result of RAD. However, if you are paying a flat rent in public housing, you will most likely have to pay more in rent over time. If your rent changes by more than 10% and requires you to pay more than \$25 per month in additional rent, your new rent will be phased in. However, if the increase in your rent is less than 10% or \$25 per month, the change in rent will be effective immediately.

### **How can I participate in the RAD planning process?**

The upcoming meetings follow previous resident meetings held in 2015 and 2018 on the project. At the upcoming meetings, we will describe the RAD program and our current plans for the properties. These upcoming meetings are required by HUD prior to submitting the RAD Concept Call. We will have at least one additional meeting prior to submitting the RAD Financing Plan to HUD and will provide additional notice before Closing. These meetings are an opportunity for the PHA to

keep you informed and for you to provide comments about the PHA's RAD conversion plans.

In addition to these resident meetings, your Resident Advisory Board (RAB) (the City-Wide Advisory Board) will also be consulted and have an opportunity to make recommendations on your PHA's RAD conversion plans during the PHA Plan public hearing process, if applicable.

### **What if I need accommodations to participate?**

Your PHA must make materials available in accessible formats for persons with disabilities and must make meetings accessible for persons with disabilities.

Your PHA must also provide language assistance to persons with limited English proficiency so that you can understand materials, participate in meetings, and provide comments on the proposed RAD conversion. This may include providing written translation of the PHA's written materials and providing oral interpreters at meetings.

### **Will I have to move if my home or building is rehabbed?**

If the repairs planned at your property are small, you will most likely be able to stay in your home during renovation. If the repairs planned at your property are more extensive, you will most likely need to be relocated during rehabilitation. Even if you are required to move during the construction, you have a right to return to a RAD-assisted unit after construction is completed.

If relocation will last longer than 12 months, you benefit from additional protections as a "displaced person" under the Uniform Relocation Act. In this situation, you will be able to choose between the permanent relocation assistance that you are eligible for under the Uniform Relocation Act and the temporary relocation assistance (including the right to return) that you are eligible for under RAD. This is your choice and the PHA must work with you so you have the information you need to make this choice.

### **What changes will I see in my lease renewal process?**

At the time of the RAD conversion, you will need to sign a new lease. Unless there is good cause for eviction based on your actions, your new lease will continue to renew. Under both the PBV and PBRA programs, a property owner who tries to

end your lease must give you notice and grievance rights similar to the rights you have under public housing and the owner must follow state and local eviction laws.

### **Will RAD affect my rights and participation as a resident in the development?**

RAD keeps many of the resident rights available under public housing such as the ability to request an informal hearing and the timeliness of termination notification. You also have a right to organize, and resident organizations will continue to receive up to \$25 per occupied unit each year.

### **Will RAD increase my ability to choose where I live?**

In most cases, you will have greater choice in where to live through the RAD “choice mobility option.” This option is available under PBV after living in a RAD property for one (1) year and under PBRA after living in a RAD property for two (2) years. After the required time living in the RAD property after conversion, you may request a Housing Choice Voucher (HCV) and will have priority on the HCV waiting list when an HCV is available. (Please see the Choice Mobility Fact Sheet attached in this document)

### **Will I still be able to participate in self-sufficiency programs?**

The public housing Family-Self-Sufficiency Program (PH FSS) helps families obtain and maintain living wage employment (income that covers a family’s basic needs) by connecting residents to services. If you are a current participant in an FSS program, you will still be able to participate in FSS after the RAD conversion.

If your development converts to PBV, you will be automatically moved from the public housing FSS to the Housing Choice Voucher FSS program if your PHA has a Housing Choice Voucher FSS program. The rules for both public housing and Housing Choice Voucher FSS programs are very similar.

If your development converts to PBRA, you may continue your participation in FSS until your current contract of participation ends. New participants may enroll only if the owner voluntarily establishes an FSS program at the site.

The Resident Opportunities and Self Sufficiency-Service Coordinators Program (ROSS-SC) program provides public housing residents with coordinators to connect them to supportive services and empowerment activities.

If you are a current participant in the ROSS-SC, you can continue to participate in ROSS-SC until program funding is used up. Once the grant funds are spent, your PHA cannot apply for a new grant for a RAD property.

**What if I need more information?**

For more information, go to the RAD website, [www.hud.gov/rad](http://www.hud.gov/rad).